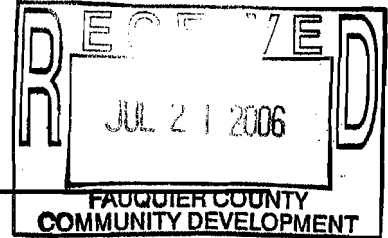


# SPECIAL EXCEPTION APPLICATION

**Cedar Lee Middle School Media Center Addition  
Fauquier County School Board**

## STATEMENT OF JUSTIFICATION



### INTRODUCTION and BACKGROUND

The subject property (PIN # 6899-13-9308-0000 and PIN # 6899-23-3686-000) is located at 11138 Marsh Road, Bealeton, within the Bealeton Service District. The existing building comprises 99,000 square feet, and was constructed in 1973, with an addition in 1998.

The subject project includes adding a 5450 square feet addition for a new media center connected to the main building by a corridor approximately 10 feet wide by 40 feet long. Pedestrians may enter the media center directly from a sidewalk connection to an existing parking lot, or from the main school building. The project also includes converting the existing media center into four classrooms.

### APPLICATION

The Fauquier County School Board seeks approval for a special exception to expand the existing school building as described in this application and the accompanying plat.

This application includes:

- All information required in the Special Exception application checklist
- Description of how the proposed uses comply with all Special Exception Standards in the Ordinance -- General Standards as well as Use-Specific Standards

#### **A. Required Information Listed on the Special Application Checklist. Reference: The Ordinance Article 5 Part 5.**

A. Type of Operation: Public Middle School

B. Hours of Operation: 7am until 5pm weekdays, with events and community use irregularly scheduled after hours.

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C. Estimated number of pupils: Existing enrollment is 690 students, which is the full capacity for the existing building. The four classrooms to be added with this project will increase student capacity by 100 students.

D. Estimated number of employees: 90 existing. The four classrooms to be added with this project will increase faculty employees by four.

E. Qualifications of Applicant and operators of proposed use: The Applicant is the elected School Board of the County. Operators will be educational professionals with all appropriate qualifications.

F. Estimate of traffic impact of proposed use: The existing school is served by approximately 31 bus drop-offs and 100 parent drop-offs each morning, and the same numbers of pick-ups each afternoon. Since the project will increase student capacity by approximately 14%, we expect approximately 35 bus and 114 parent drop-offs and pick-ups each day after the project is completed. If the subject project is not constructed, transportable modular classrooms will be needed at the school to serve the expected student growth, and the increase in student enrollment and traffic impact will be the same as the impact of constructing the subject project.

G. Vicinity or General Area to be served: Southern Fauquier County

H. Describe Building Façade and Architecture: The existing building is one and two story rectilinear with flat roof and brick façade. The planned one-story addition will be an extension of the existing style architecture and façade.

I. Conformance with all applicable conditions: The subject project shall conform with all applicable conditions.

### **B. Special Exception Standards**

All Special Exception requests must meet the General Standards for Special Exceptions in Article 5 of the Zoning Ordinance, along with category-specific standards. These standards are addressed below.

#### **1. General Standards**

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**Sec. 5-006(1). The proposed use is consistent with County planning and zoning policies and regulations and will not adversely affect the use or development of neighboring properties.**

The Zoning Ordinance allows the school use by Special Exception.

Expanded use of the subject property for a school will not adversely affect uses of surrounding agricultural land or residential properties. The school provides an important amenity to the community by providing community and recreational space, in addition to the school itself.

**Sec. 5-006(2). The proposed use shall be such that pedestrian and vehicular traffic generated will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood and on the streets serving the site.**

The increase in school bus and student parent traffic which will accompany the subject project will occur whether or not the new media center is constructed. The student population will increase the same whether or not the new media center is constructed. If the additional classroom space provided by the subject project is not provided, transportable modular classrooms will be provided at the school, and the traffic will increase just as it would if the media center were constructed.

**Sec. 5-006(3). Additional standards may be imposed by the Board during consideration of this application.**

The proposed school use will comply with all County requirements for this site.

**Sec. 5-006(4). Open space shall be provided in an amount at least equal to that specified for the zoning district in which the proposed use is located.**

The site for the existing school comprises 44 acres, over 50% of which is open space.

**Sec. 5-006(5). Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall in be accordance with the provisions of Article 7.**

Existing parking and utility facilities are adequate for the existing school plus the proposed new media center.

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**Sec. 5-006(6).** All signs shall meet the standards set forth in Article 8 of the Zoning Ordinance or additional standards set by the Board.

No new signage is proposed with the additions to the school. The existing signage will remain and is consistent with County regulations.

**Sec. 5-006(7).** A time limit of the Special Exception may be imposed if the Board is concerned about future impacts of the Special Exception use.

A middle school should be considered a permanent use, as it reflects a significant capital investment and important community facility.

**Sec. 5-006(8).** The proposed use shall not degrade or deplete air quality, surface or groundwater quality or quantity.

The proposed project will have no impact upon air or water quality. Cedar Lee Middle School is served by utility provided water and sewer.

**Sec. 5-006(9).** Proposed uses will comply with all regulation of the zoning district in which the use is located.

The proposed building addition will comply with all applicable lot requirements and performance standards.

**2. Additional Use-Specific Standards**

**a. Additional Standards for Category 5 Educational Uses**

**Sec. 5-502(1).** No structure shall be located within 100 feet of any adjoining property.

The subject project complies.

**Sec. 5-502(2).** Site shall be located on a major collector, with required minimum road frontage.

The subject project complies.

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**Sec. 5-502(3). All off-street parking shall be effectively screened and not located in required yards.**

No additional parking is included with the project.

**Sec. 5-504(1). applies only to private school of general education, not public school.**

**Sec. 5-504(2). All outdoor recreation areas shall be fully fenced.**

The project includes no change to outdoor recreation areas.

**SUMMARY**

The proposed addition to Cedar Lee Middle School has been carefully planned, and will provide an updated media center for an improved educational environment. The media center will be externally aesthetically pleasing and will include abundant natural light indoors, and will be available as a meeting room for public events. The additional four classrooms which will be constructed within the existing building envelope are needed to accommodate expected student population growth, and will provide a better educational environment, and are more aesthetically pleasing than the alternative, which is additional transportable modular classrooms. This new media center and additional classroom space project will be assets to the school division and the community.